

Amendments to the Claims

Please enter the following claim amendments.

Claims 1 -7 (withdrawn)

48. (new) A method of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the method comprising the steps of:

- A. defining a set of search criteria;
- B. accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. rating one or more of the listing brokers or agents based on at least one of time on market or price.

49. (new) The method of claim 48 further comprising:

- D. ranking the one or more listing agents or brokers as a function of the rating of each of the listing agents or brokers.

50. (new) The method of claim 48 wherein the search criteria comprises specifications defining properties of interest.

51. (new) The method of claim 48 wherein the search criteria comprises a list of candidate listing brokers or agents.

52. (new) The method of claim 48 wherein the step C comprises:

- 1) determining a retrospective value of sold property that represents a market value at the time of listing; and

- 2) calculating a percent or ratio of sale price to retrospective value.

53. (new) The method of claim 54 wherein the step C comprises, for each sold property, determining an average time on market.

54. (new) A method of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the method comprising the steps of:

- A. defining a set of search criteria;
- B. accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. ranking one or more of the listing brokers or agents based on at least one of time on market or price.

55. (new) The method of claim 54 wherein the search criteria comprises specifications defining properties of interest.

56. (new) The method of claim 54 wherein the search criteria comprises a list of candidate listing brokers or agents.

57. (new) The method of claim 54 wherein the step C comprises:

- 1) determining a retrospective value of each sold property that represents a market value at the time of listing; and
- 2) calculating a percent or ratio of sale price to retrospective value.

58. (new) The method of claim 54 wherein the step C comprises, for each sold property, determining an average time on market.

59. (new) A system of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the system comprising:

- A. means for defining a set of search criteria;
- B. means for accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. means for rating one or more of the listing brokers or agents based on at least one of time on market or price.

60. (new) The system of claim 59 further comprising:

- D. means for ranking the one or more listing agents or brokers as a function of a rating of each of the listing agents or brokers.

61. (new) The system of claim 59 wherein the search criteria comprises specifications defining properties of interest.

62. (new) The system of claim 59 wherein the search criteria comprises a list of candidate listing brokers or agents.

63. (new) The system of claim 59 wherein the means for rating comprises:

- 1) means for determining a retrospective value of each sold property that represents a market value at the time of listing for each sold property; and
- 2) means for calculating a percent or ratio of sale price to retrospective value.

64. (new) The system of claim 59 wherein the means for rating comprises means for determining

an average time on market for each sold property.

65. (new) A system for evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the system comprising:

- A. means for defining a set of search criteria;
- B. means for accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. means for ranking one or more of the listing brokers or agents based on at least one of time on market or price.

66. (new) The system of claim 65 wherein the search criteria comprises specifications defining properties of interest.

67. (new) The system of claim 65 wherein the search criteria comprises a list of candidate listing brokers or agents.

68. (new) The system of claim 65 wherein the means for ranking comprises:

- 1) means for determining a retrospective value of each sold property that represents a market value at the time of listing for each sold property; and
- 2) means for calculating a percent or ratio of sale price to retrospective value.

69. (new) The system of claim 65 wherein the means for ranking comprises means for determining an average time on market for each sold property.

70. (new) A computer program product configured for execution by one or more processors, the

computer program product also configured for executing a method of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the method comprising the steps of:

- A. defining a set of search criteria;
- B. accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. rating one or more of the listing brokers or agents based on at least one of time on market or price.

71. (new) A computer program product configured for execution by one or more processors, the computer program product also configured for executing a method of evaluating brokers or agents using a set of real estate databases, the real estate databases comprising information and data relating to real estate listings and sales, the method comprising the steps of:

- A. defining a set of search criteria;
- B. accessing the set of real estate databases and obtaining therefrom as a function of the search criteria, a set of listing information for a set of properties, the listing information including for each property in the set of properties a listing broker or agent, a list date, a list price, and, if sold, a sale date and a sale price; and
- C. ranking one or more of the listing brokers or agents based on at least one of time on market or price.